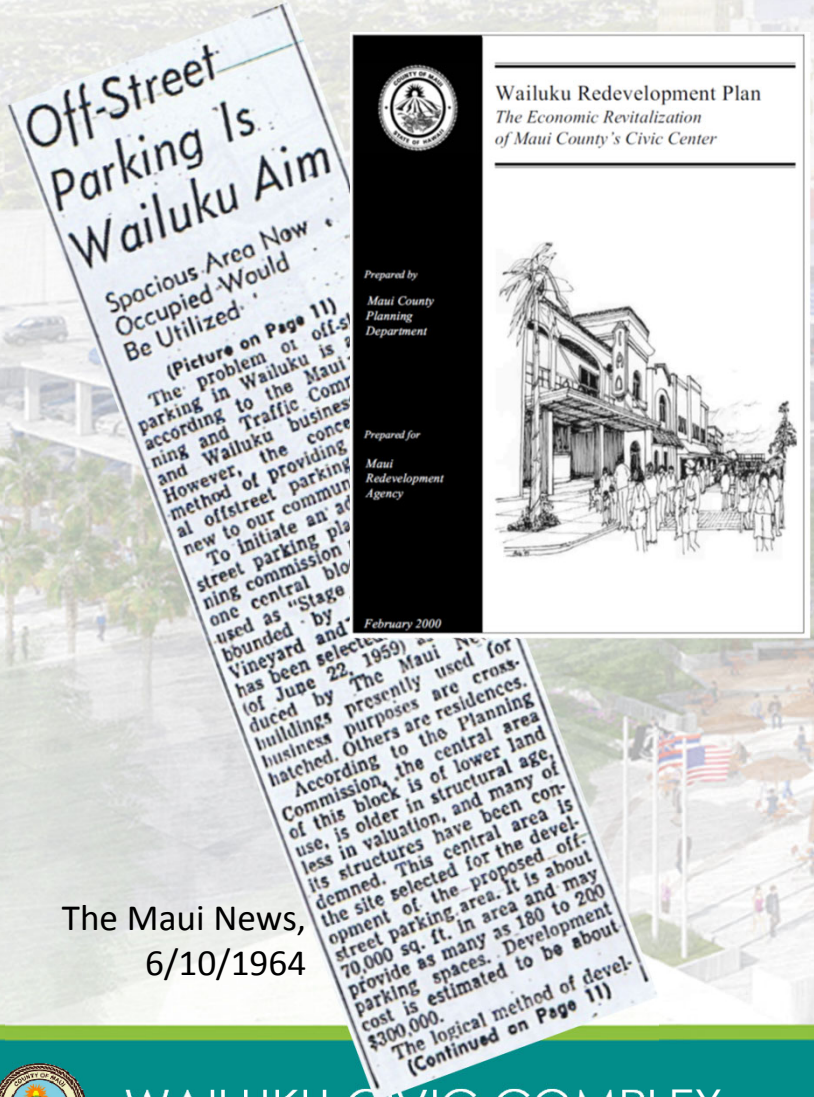
WAILUKU CIVIC COMPLEX

Planning and Sustainable Land Use Committee

Maui County Council
February 27, 2019

PROJECT BACKGROUND


Off-Street Parking Is Wailuku Aim

Spacious Area Now Occupied Would Be Utilized

(Picture on Page 11)

The problem of off-s
parking in Wailuku is
according to the Maui
ning and Traffic Comr
and Wailuku busines
However, the conce
method of providing
al offstreet parking
new to our commun
To initiate an ad
street parking pla
ning commission
one central blo
used as "Stage
bounded by
Vineyard and
has been selecte
(of June 22, 1959) a
duced by The Maui N
buildings presently used for
business purposes are cross-
hatched. Others are residences.
According to the Planning
Commission, the central area
of this block is of lower land
use, is older in structural age,
less in valuation, and many of
its structures have been con-
demned. This central area is
the site selected for the devel-
opment of the proposed off-
street parking area. It is about
70,000 sq. ft. in area and may
provide as many as 180 to 200
parking spaces. Development
cost is estimated to be about
$300,000.
The logical method of devel-
(Continued on Page 11)

The Maui News, 6/10/1964

- **1962** – Urban Planning Wailuku-Kahului: "Wailuku suffering from the exhaustive process of decentralization."
- **1967** – Maui Planning Commission designates Wailuku as "blighted."
- **1972** – Wailuku-Kahului General Plan: "Wailuku has suffered for years from inadequate or difficult circulation, parking and deteriorating structures."
- **1973** – Vineyard Urban Renewal Plan (never implemented)
- **1987** – Wailuku-Kahului Community Plan: supplement GP with "enhancement districts."
- **1999** – Wailuku-Kahului Community Plan Update: opportunity to redevelop Wailuku Town
- **2000** – Wailuku Redevelopment Plan

WAILUKU REDEVELOPMENT PLAN (2000)

ACTION CHART: LAND USE

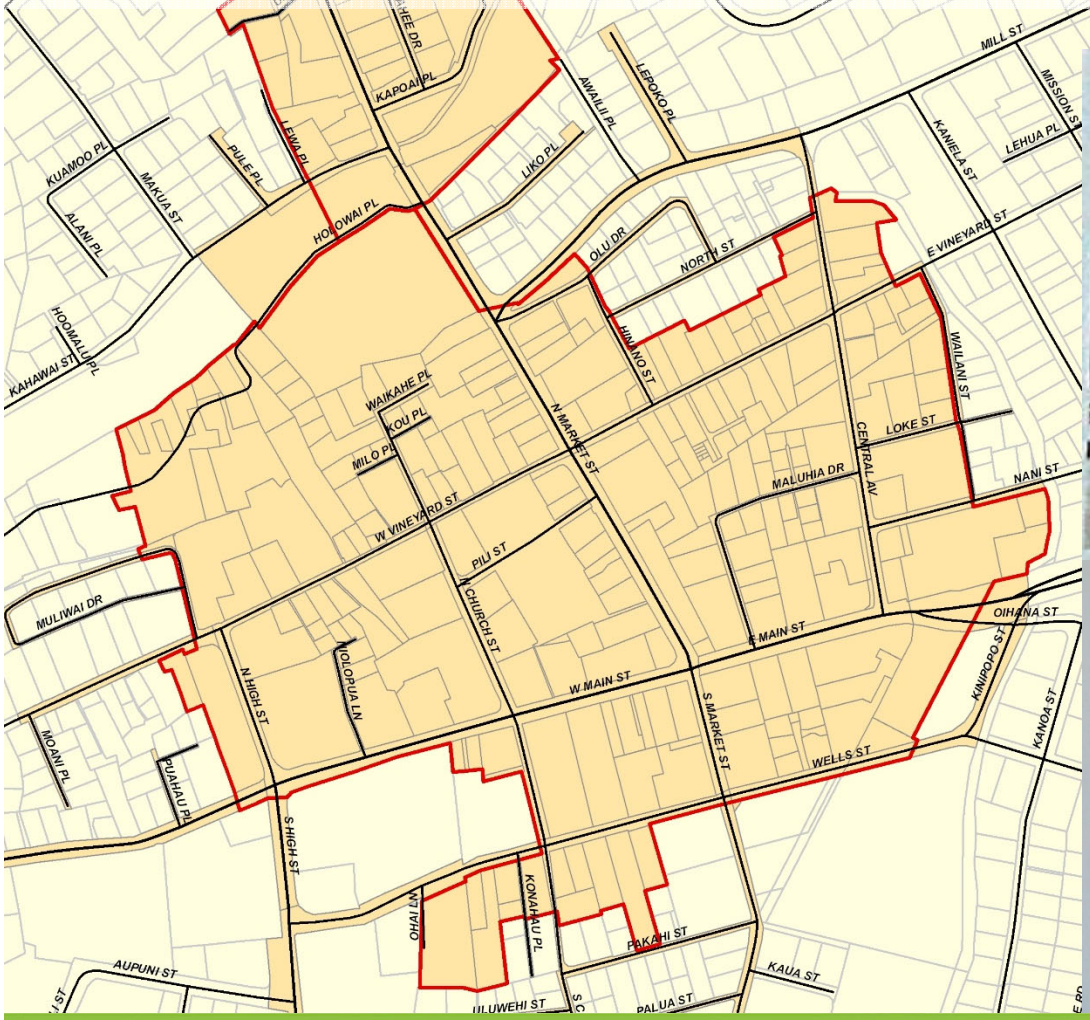
#	PROPOSALS FOR ACTION	TIMING			IMPLEMENTING / COORDINATING AGENCY (L: Lead)	PRIVATE (Partner)
		NEXT TWO YEARS	TWO TO FIVE YEARS	SIX TO 20 YEARS		
	PROJECTS					
LU-1	Develop a police substation within the commercial core of Wailuku Town, and encourage a police presence.	✔			Economic Development (L), Police	WMSA, private non-profits, merchants
LU-2	Develop the Vineyard side of the I'ao theater into an open air park and community gathering place.	✔			Planning (L) Parks and Rec., Finance	WMSA, private non-profits, merchants
LU-3	Redevelop the Municipal Parking Lot with potential opportunities for mixed use development, such as a business hotel, commercial, residential, entertainment, public parking or other uses that will create an activity generator.		✔		County of Maui (L)	WMSA, private non-profits, merchants

WHY BUILD PARKING?
1)THE COMMUNITY IS ALREADY PAYING FOR PARKING PROBLEM – W/O SOLUTION

- Merchants/customers arrive after 8:00 AM; all the 12-hour stalls are taken
- Lost time: Merchants move cars 5 times a day when parked in a 2-hour stall = loss of approx. $7.90 per day looking for parking, OR
- Tickets for $35 or $65 depending upon where they are parked
- John Hendrickson "*It's so bad, I'm ready to move. The money I'm spending on parking is enough to justify higher rent someplace else.*" Maui News 7/5/2001

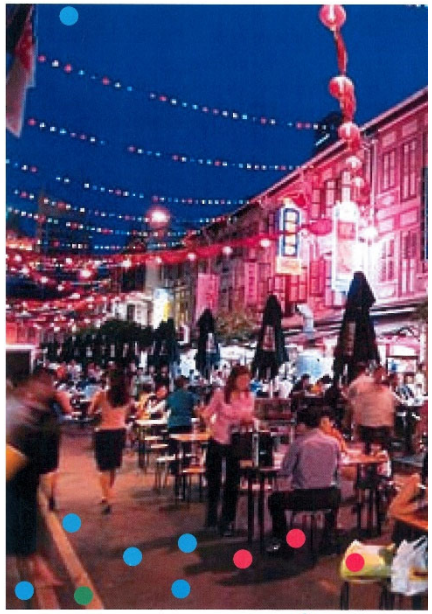
WHY BUILD PARKING?

CONSOLIDATED PARKING = HISTORIC PRESERVATION



WHY CREATE ACTIVITY GENERATORS?

- Safety
- Quality of Life – Affordable/Family Friendly
- Leverage Assets
- Inspire Reinvestment



4 Design Efforts over 20 years

First Design Effort:
2004 – Wailuku Municipal Parking Lot Master Plan – selected Option PC-1

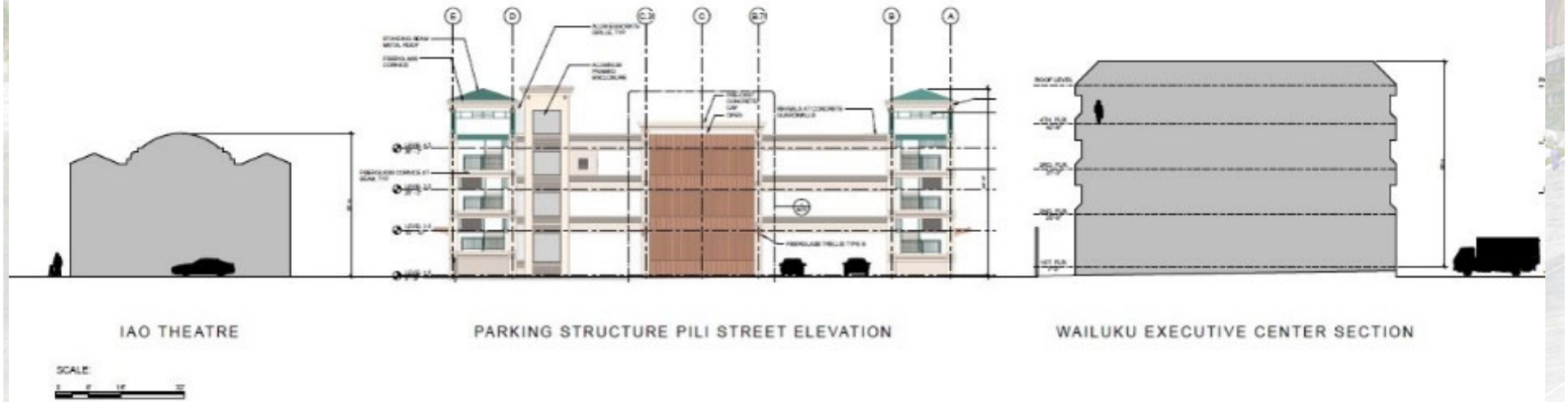
Second Design Effort:
2006 – Request for Proposals to Develop Parking and Mixed-Uses

Third Design Effort:
2008 – Formation of Wailuku Municipal Parking Structure Stakeholder's Committee
2008 – County Council Resolution to support Municipal Parking Structure
2009 – EDA grant ($1.2 Million for design)
2010 – 2011 Parking Structure Design

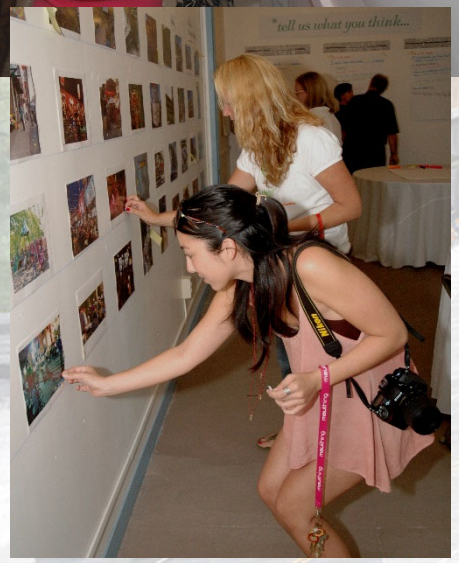
Fourth Design Effort:
2016 – Design Funding & RFP for Parking design team
2017 – Community-based Design Effort
2018 – Partial Construction Funding

2010 Design Rejected

1. Out of Scale
2. Single Function
3. No Activity Generator

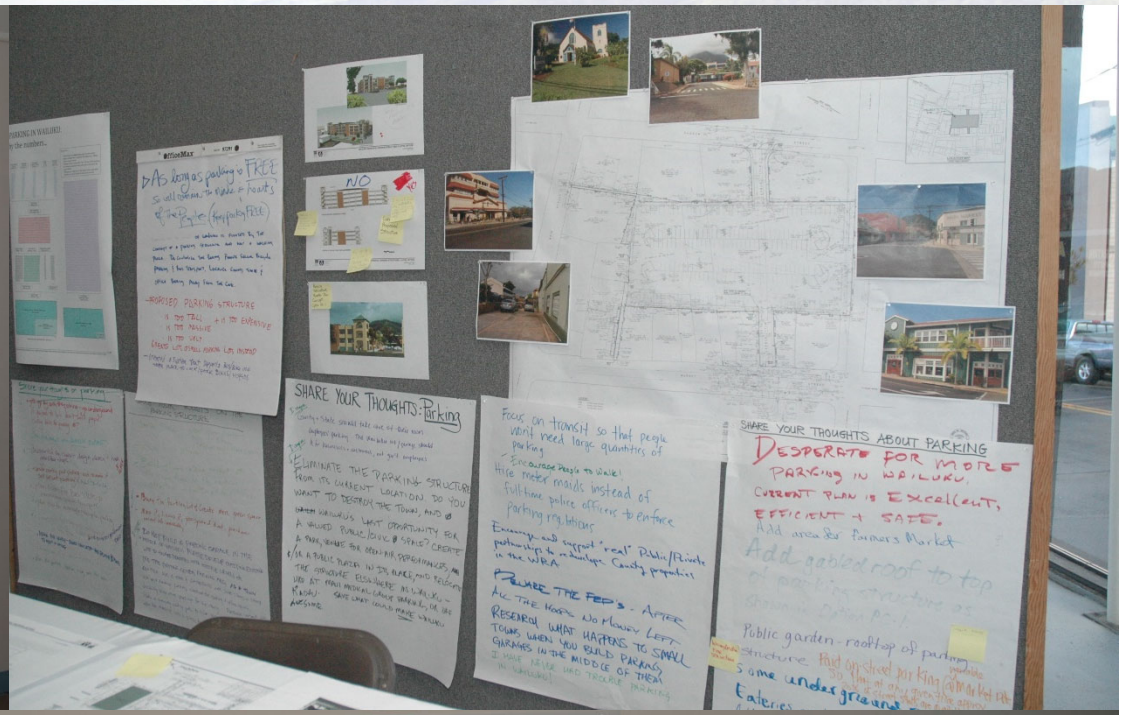


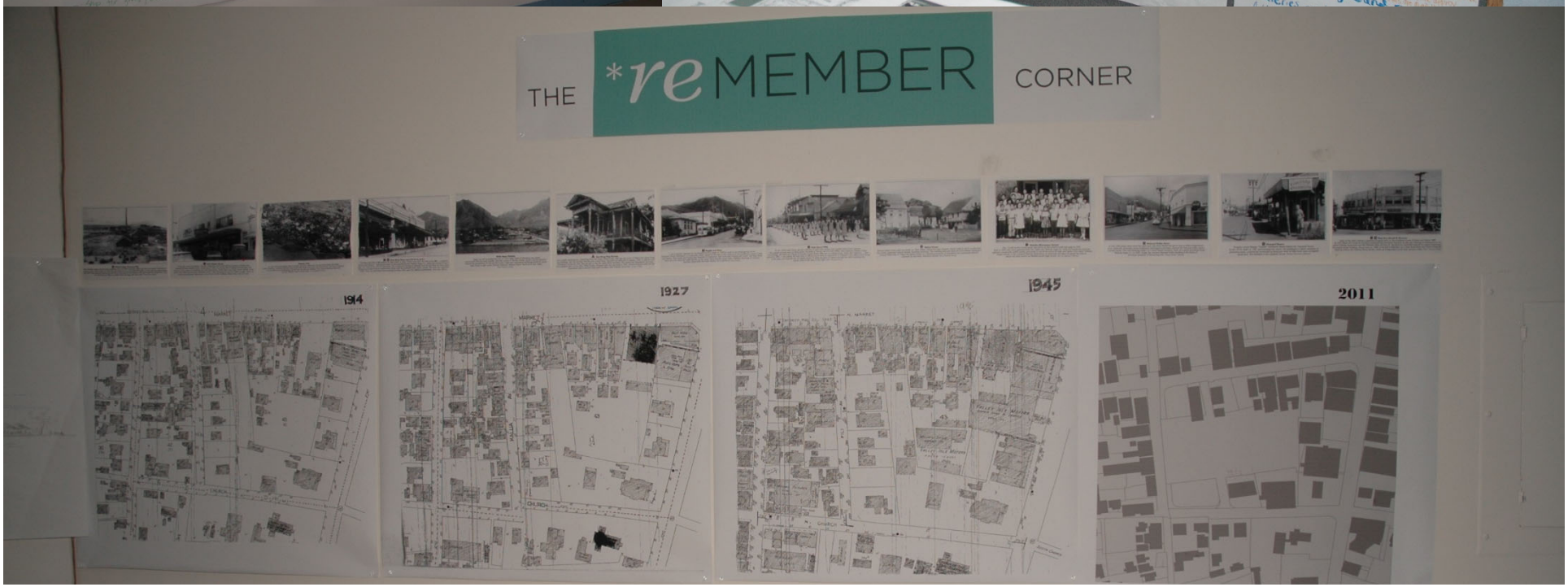
reWailuku Visioning (2012)



reWAILUK
REMEMBER*REIMAGINE*RE
*reNEW
where
SHARE YOUR THOUGHTS
rewAILU
REMEMBER*REIMAGI
*tell us
I wish there were more
Fill in the blank
Sidewalk vendors...
Parking, more open air music, d
family friendly activities - conducive
to all working families.
- gyoza
- theatre
- drugstore
- sit & be protected from rain at the bus stop
- farmers market
- buy books
Fill in the
Wailuku
in Shade

*tell us what you think...
I wish there was a place to _____ in Wailuku.
I wish there were more _____ in Wailuku.
If I could make one thing about Wailuku better, it would be _____.
Watch outdoor movies
Buy healthy groceries
To take children to play (tot lot)
Fitness stations throughout Town, increase with u.s., extend to areas beyond Culinary changes
Dining Fountain Rocks
Place to sit
Chinese Wok Guee Mein
Farmers Market
Parking, there open our resources, shares family friendly activities + events in and surrounding buildings
Restaurants - Highland Tea & Grill
The municipal Parking Structure!!!

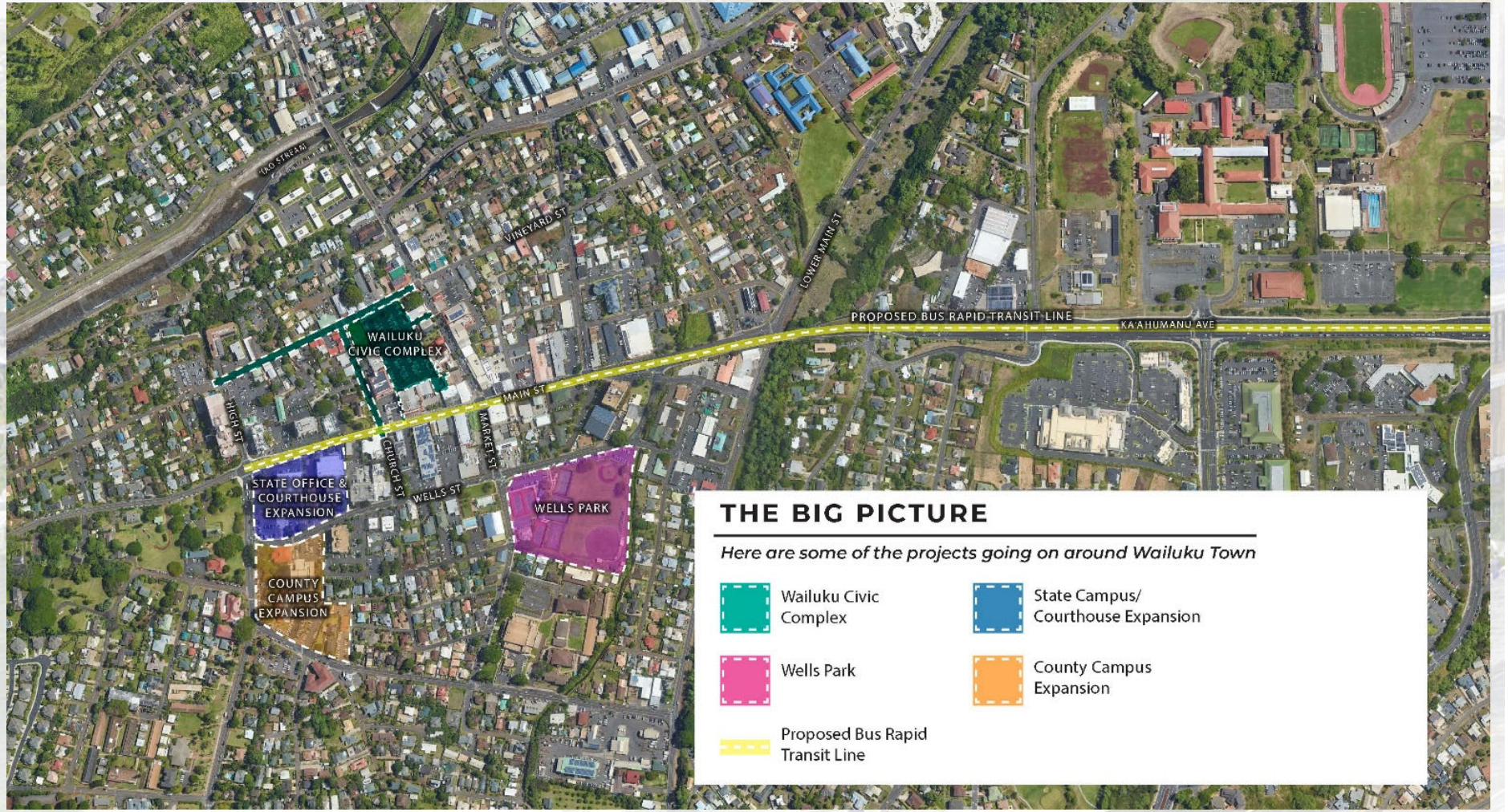

SHARE YOUR THOUGHTS: Parking
SHARE YOUR THOUGHTS ABOUT PARKING
DESPERATE FOR MORE PARKING IN WAILUKU.
CURRENT PLAN IS EXCELLENT, EFFICIENT + SAFE.
Add area for farmers Market
Public garden - rooftop of parking structure
Eateries


THE *reMEMBER CORNER
1914
1927
1945
2011

POLICE SUB-STATION
SMAW COURTYARD PLAZA
RE DEVELOP VINEYARD ST. AS
OUTDOOR EATING AREA BY VINEYARD PAD CO.
MIXED USE
WELLS
MAIN STREET

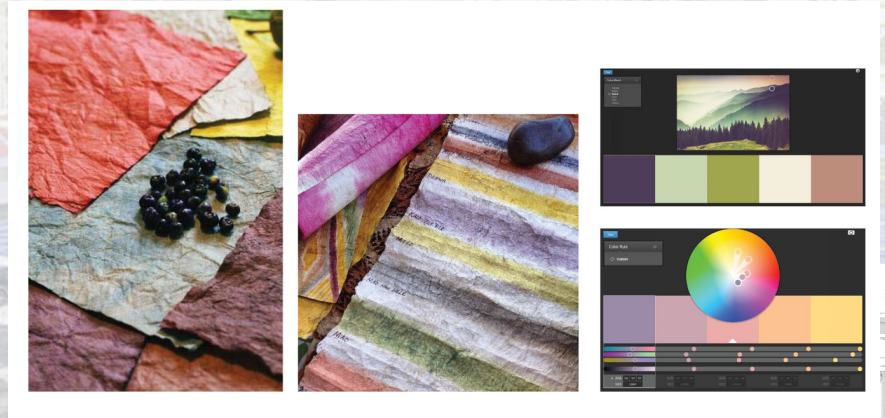
County Offices
Wells Park
Parking
Tenant Mix
Courthouse
Permitting
Housing
The Arts
Expansion
Affordability
Historic Preservation
Clean & Safe
Infrastructure

There is a Bigger Picture here; beyond parking.



PROJECT ADVISORY COMMITTEE

- Alexis Dascoulias
- Don Fujimoto
- Gwen Hiraga*
- Kristin Holmes*
- Lawrence Kauha‘aha‘a
- Bill Mitchell
- Peter Niess*
- Saedene Ota*
- Frank De Rego, Jr.
- Scott Teruya
- Kurt Watanabe



*Also on the Design Advisory Subcommittee

7 WAYS TO PARTICIPATE

- General Public
  1. Online Survey
  2. Open Houses and Pop-up Planning Events
  3. Maui Redevelopment Agency and County Council Meetings
  4. Website and listserve
  5. Environmental Assessment Comments through OEQC
- Targeted Participation
  6. Stakeholder Interviews (property owners, merchants,
  7. Membership organization events (Rotary, WCA, NHC, WPAA)

General Public Online Survey

Survey launched seeking input on Wailuku Town redevelopment

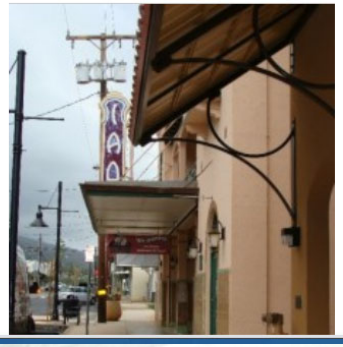
April 15, 2010, 4:08 PM HST · Updated April 15, 4:08 PM

0 Comments

Recommend 6 people recommend this. Be the first of your friends.

Text Size: A A A

The county of Maui is seeking public input on the redevelopment plans for Wailuku Town. Comments can be submitted by completing the online survey at: www.mauicounty.gov/wailukutownsurvey. The deadline to complete the survey is May 7, 2010.



The survey is being conducted by the County of Maui Department of Planning in an effort to determine how Wailuku town can best evolve into a downtown core of commerce, culture and entertainment.

The Maui News

January 25, 2019 | Today's Paper | Submit News | Subscribe Today

Survey says! We want more than just parking in Wailuku

Residents weigh in online for food trucks, museum in new public space

LOCAL NEWS

MAY 26, 2017

MELISSA TANJI
Staff Writer
mtanji@mauinews.com

SHARE TWEET

In addition to more parking, residents want food trucks, a plaza and a children's museum in Wailuku town, according to an online survey that concluded earlier this month.

Maui County and consulting firm Progressive Urban Management Associates held the survey April 4 to May 9 to collect input on priorities for the proposed Wailuku Town Parking and Events Facility. It is proposed to be located along Vineyard Street near the corner of Church Street. This is on a portion of the Wailuku municipal parking lot bordered by Market, Vineyard and Church streets.

The vision is to design an area that goes beyond putting up a parking structure, by incorporating public spaces and community uses to *"act as anchor in the heart of Wailuku town,"* according to information from the county.

Results from the survey, along with other data gathered at stakeholder meetings and initial input for the project will be shared at the Maui Redevelopment Agency's meeting at 1 p.m. today at the

could be at
gency staff

19.

Survey Offers Public Input on Wailuku Parking Structure Design

April 28, 2017, 6:04 AM HST · Updated April 28, 6:07 AM

2 Comments

Recommend 10 people recommend this. Be the first of your friends.

Text Size: A A A

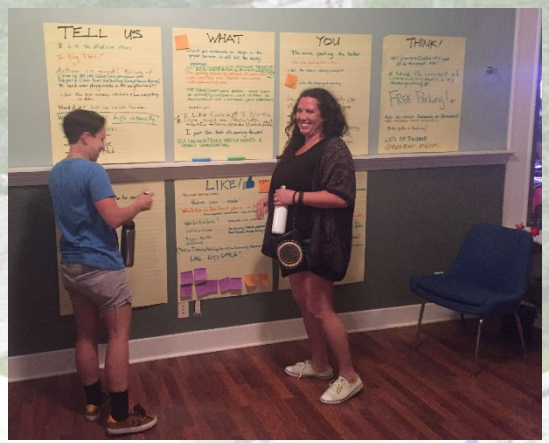
ReWailuku planning workshop. Maui Now file photo.

The County of Maui Department of Planning and the Project Advisory Committee for the Wailuku Parking and Events Facility are encouraging the public to take an online survey to offer feedback on the design of the County-owned space.

The design of the Wailuku Parking and Events Facility is currently underway, with the goal of taking the project design beyond a standard parking structure to incorporate public spaces and community uses that act as an anchor in the heart of Wailuku town.

General Public
Open House & Pop-Planning

- April 7, 2017 First Friday Kick-off
- June 1, 2017 Stakeholder Open House
- June 2, 2017 First Friday
- June 3,2017 Saturday Open House
- June 5-9, 2017 Storefront Lunch Hours
- August 4, 2017 First Friday
- October 5- 8th Mayor's tent at Maui County Fair
- December 1, 2017 First Friday



General Public
MRA & County Council Meetings

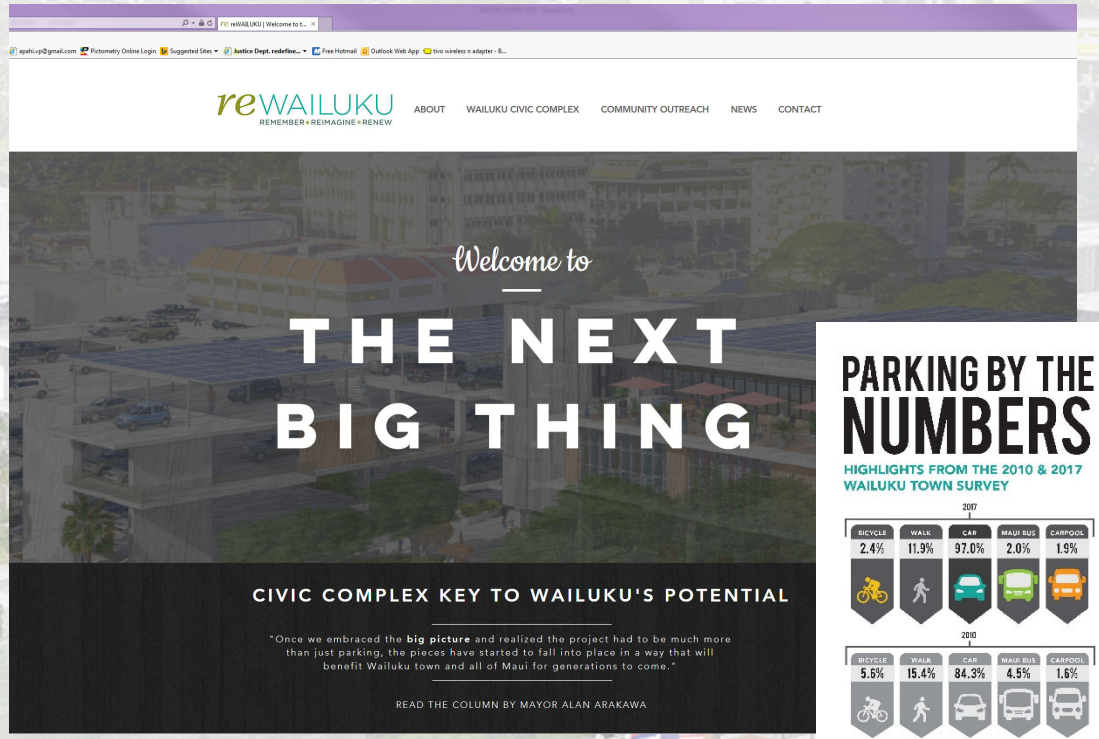
- February 24, 2017 MRA Meeting
- March 24, 2017 MRA Meeting
- May 26, 2017 MRA Meeting
- June 23, 2017 MRA Meeting
- July 28, 2017 MRA Meeting
- August 15, 2017 Council Budget Committee Meeting
- August 25, 2017 MRA meeting
- September 22, 2017 MRA meeting
- December 1, 2017 MRA meeting
- December 27, 2018 County Council Public Hearing

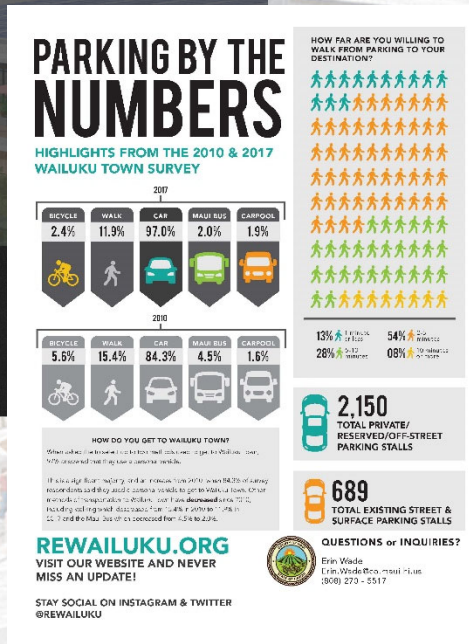
July 30, 2017
Maui News
photo credit
Melissa Tanji

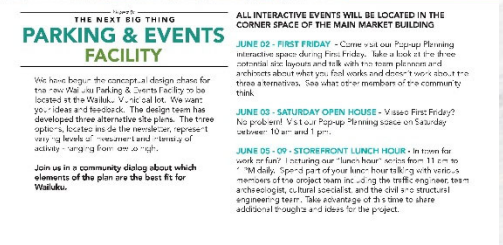
General Public

Website & Listserve

Project Website and Newsletters







General Public
EA Review Process

Draft EA/ AFONSI

- Published in the August 8, 2018 edition of OEQC's *The Environmental Notice*

30-Day Public Comment Period

- Ends on September 7, 2018

Final EA

- Respond to all comments received on the Draft EA and incorporate into Final EA
- Managing Director makes determination of finding of/or no significant impacts

Targeted Participation

Stakeholder Interviews

- February 24-March 1, 2017 Stakeholder Interviews/Meetings
- April 4-7, 2017 Stakeholder Meetings
- June 1, 2017 Stakeholder Open House
- June 2, 2017 Merchants Meeting
- August 4, 2017 Cultural Interviews
- August 25, 2017 Cultural Interviews
- September 22, 2017 Merchants Meeting
- April 3, 2018 Property Owner Interviews
- April 11, 2018 Property Owner Interviews
- Cultural Consultation throughout

Targeted Participation

Membership Organizations

- September 21, 2017 Wailuku Rotary
- September 26, 2017 Wailuku Performing Arts Alliance
- October 5, 2017 Cultural Resources Commission
- November 15, 2017 Maui Lānaʻi Islands Burial Council
- April 4, 2018 Wailuku Community Association
- April 10, 2018 Maui Native Hawaiian Chamber
- April 23, 2018 Kahului Rotary

COMMUNITY FEEDBACK 2017

Public Kick-off

Feb/Mar 2017 - Stakeholder Interviews

April 7, 2017 - PAC Meeting #1

April 7, 2017 - First Friday

Apr/May 2017 - Online Community Survey

Alternative Concept Plans

May 19, 2017 - PAC Meeting #2

May 26, 2017- MRA Board Meeting

June 2, 2017 - Pac Meeting #3

June 2-3, 2017 - First Friday / Open House

Preferred Concept Plan

August 4, 2017 First Friday

October 5- 8th Mayor's tent at Maui County Fair

Refined Concept Plan

December 1, 2017 First Friday

PUBLIC MARKET: 72.9 %

PLAZA + GREEN SPACE: 68.2 %

FREE WI-FI: 54.2 %

PERFORMANCE STAGE: 52.6%

EDUCATIONAL ACTIVITIES & CLASSES: 49.6%

MUSEUM + CULTURAL EXHIBIT SPACE: 40.6%

RECEPTION SPACE & COMMUNITY CENTER: 22.6%

THE BENEFITS OF PUBLIC MARKETS
RENEWS DOWNTOWNS & NEIGHBORHOODS
BRINGS TOGETHER DIVERSE PEOPLE
PROVIDES ECONOMIC OPPORTUNITY
PUBLIC MARKETS
CREATES ACTIVE PUBLIC SPACE
PROMOTES PUBLIC HEALTH
LINKS URBAN & RURAL ECONOMIES
PROJECT FOR PUBLIC SPACES

PUBLIC KICK-OFF FEEDBACK

COMMUNITY BUILDINGS

What else would you like to see?

- A large indoor space with wood floor to dance on
- Go for LEED and inspiring architecture - maybe Craig Steely
- Big buildings aren't needed here - aloha 'aina
- Should be small because this is not a city, so there should be space for more other stuff
- Buildings should fit in with Wailuku town's original buildings

reWAILUKU

REMEMBER * REIMAGINE * RENEW

WAILUKU PARKING & EVENTS FACILITY

APRIL 7 FIRST FRIDAY

PUBLIC KICK-OFF FEEDBACK

PARKING STRUCTURES

What else would you like to see?

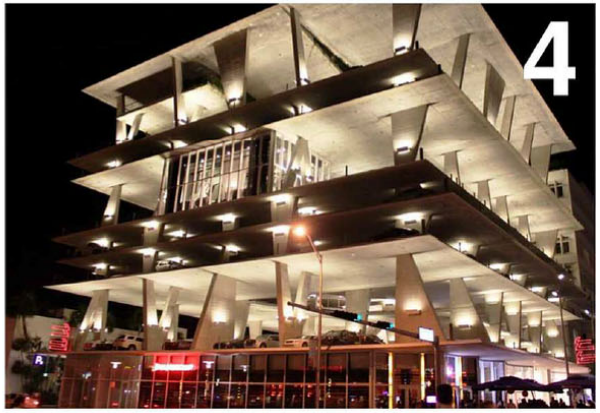
- Concerns about keeping the greenery alive & green - how will it be watered?
- I like plants x3 smiley faces
- Use of native plants and information
- Safe bike paths
- More night markets
- Parking structure should not take up a lot of space so that it destroys the natural beauty

reWAILUKU

REMEMBER * REIMAGINE * RENEW

WAILUKU PARKING & EVENTS FACILITY

APRIL 7 FIRST FRIDAY



COMMUNITY OUTREACH

$$$$$

- **A** PARKING GARAGE - 361 STALLS
  - 4 LEVELS
  - LEVEL 2 CONNECTION TO PLAZA
- **B** SURFACE PARKING LOT
- **C** COMMUNITY CENTER / REAL PROPERTY TAX BUILDING
  - 2 LEVELS
- **D** PLAZA
  - WITH STAGE
- **E** TERRACED LAWN / AMPHITHEATER SEATING

$$$$$

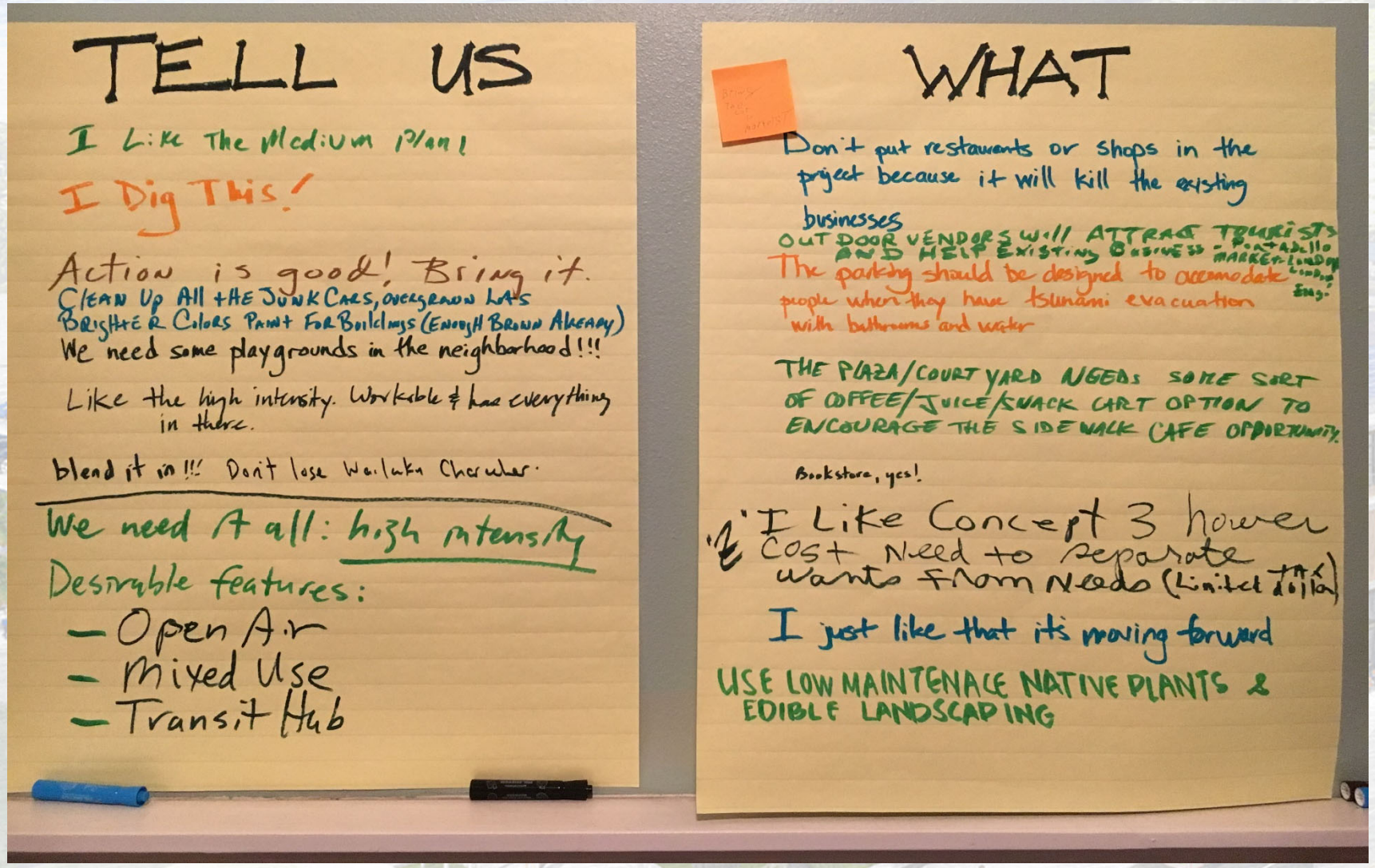
- **A** PARKING GARAGE - 367 STALLS
  - 4 LEVELS (INCLUDING 1 SUBSURFACE)
  - LEVEL 2 CONNECTION TO PLAZA
- **B** PARKING / EVENT DECK
- **C** EVENT PAVILION
- **D** COMMUNITY CENTER / REAL PROPERTY TAX BUILDING / COUNTY HEARING ROOM
  - 2 LEVELS
- **E** PLAZA
  - WITH COVERED STAGE
  - SHADE STRUCTURE

$$$$$

- **A** PARKING GARAGE - 311 STALLS
  - 3 LEVELS (1 SUBSURFACE WITH OPTIONAL FOURTH LEVEL - 401 STALLS)
  - LEVEL 2 CONNECTION TO PLAZA
- **B** REAL PROPERTY TAX BUILDING
  - 2 LEVELS
- **C** COMMUNITY CENTER / COUNTY HEARING ROOM/ CHILDREN'S DISCOVERY CENTER
  - 3 LEVELS
- **D** COURTYARD
- **E** FLEXIBLE SPACE
  - WITH STAGE
- **F** TERRACED SEATWALLS

UNIVERSAL KEY FOR SCHEMES

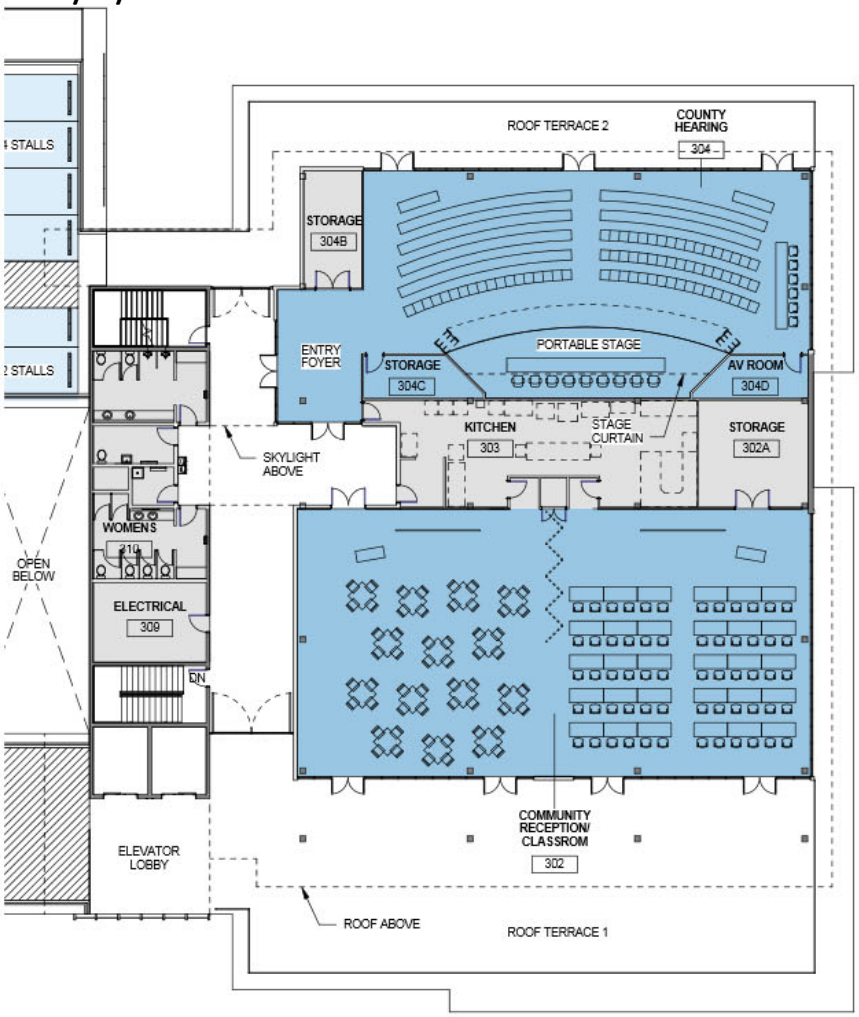
BIOSWALE | WATER FEATURE | PEDESTRIAN WALKWAYS | FOOD TRUCKS


TELL US
I Like The Medium Plan!
I Dig This!
Action is good! Bring it.
Clean Up All the Junk Cars, overgrown Lots
Brighter Colors Paint For Buildings (Enough Brown Already)
We need some playgrounds in the neighborhood!!!
Like the high intensity. Workable & have everything in there.
blend it in!!! Don't lose Wailuku Character.
We need it all: high intensity
Desirable features:
- Open Air
- Mixed Use
- Transit Hub
WHAT
Don't put restaurants or shops in the project because it will kill the existing businesses
OUTDOOR VENDORS will ATTRACT TOURISTS AND HELP EXISTING BUSINESS
The parking should be designed to accomodate people when they have tsunami evacuation with bathrooms and water
THE PLAZA/COURTYARD NEEDS SOME SORT OF COFFEE/JUICE/SNACK CART OPTION TO ENCOURAGE THE SIDEWALK CAFE OPPORTUNITY
Bookstore, yes!
I Like Concept 3 lower cost Need to separate wants from Needs (Limited tax dollars)
I just like that it's moving forward
USE LOW MAINTENACE NATIVE PLANTS & EDIBLE LANDSCAPING

SPACE NEEDS AND INCOME POTENTIAL

Type of Space	Target Square Footage	Low Intensity	Medium Intensity	High Intensity	Earned Income Opportunities	Income Potential
Landscaped Plaza/Festival Area (smaller scale)	15,000- 25,000 including adjoining Vineyard festival street area	☺	☺	☺	User fees for private or community events	$
Community Programming Classrooms	7,000 - 12,000 sq. ft.		☺		Fees for Program Providers	$$
Community Reception Space & Catering Kitchen	5,000 sq. ft.	☺ Stand-alone Structure		☺ Multi-functional Room	Rental Fees	$$ to $$$
Arts and Cultural/Children's Discovery Center Tenant Space	15,000 - 30,000 sq. ft.			☺	Tenant leasing, but non-profit/civic use	$ to $$
Iao Visitors Center	??			☺	Sell maps or souvenirs	$
Concession	500 sq.			☺	Tenant leasing	$
Real Property Tax offices	11,000 sq. ft.	☺	☺	☺	Rent recovery	$$$$
County One Stop Bill Pay Counter	100 sq. ft.?	☺	☺	☺	Rent recovery, staffing efficiency	$$$$
County Hearing/Training/ Meeting Room - 150 capacity	4,000 - 6,000 sq. ft.		☺	☺	After-hours meeting room rental fees	$ to $$
County MRA Management offices	1500 sq. ft.		☺	☺	Rent recovery	$$$
County High Tech Conference Room	1500 sq. ft.			☺	N/A	
Food Trucks/Outdoor Market Area	5-10 stalls	☺	☺	☺	Permits for food Trucks	$ to $$
Outdoor Stage			☺	☺	User fees	$
Programming Storage Area	1000 safe		☺	☺	Cost savings from storage/rental fees	$
Covered Bike Parking	200-500sf		☺	☺	Parking demand reduction	$ to $$
Interactive Play Feature	N/A			☺	N/A	
Bioswale	N/A			☺	N/A	

12/1/17



INTERIOR TREATMENT - HEARING ROOM

reWAILUKU WAILUKU CIVIC COMPLEX REMEMBER • RE/IMAGINE • RENEW rewailuku.org

FERRARO CHOI 11/10/17 20

20 of 28

12/1/17

INTERIOR TREATMENT - RECEPETION SPACE

reWAILUKU WAILUKU CIVIC COMPLEX REMEMBER • REIMAGINE • RENEW rewailuku.org

FERRARO CHOI 11/10/17 21

21 of 28

PROPOSED IMPROVEMENTS

3 BLOCKS OF UPGRADED INFRASTRUCTURE

Three blocks of upgraded water and sewer lines, new storm drain system, relocating of power and telephone lines underground, and new sidewalks, street trees and road surface.

CIVIC BUILDING (3 STORIES)

- 14,000 SF County offices
- 4,000 SF County hearing room
- 4,300 SF community reception space with outdoor lanai, Kahului Bay to Waihee view
- 12,600 SF ground-level retail/flex space

PARKING STRUCTURE (4 LEVELS WITH 428 STALLS)

- Designed to minimize grading and support farmers markets/ festivals on the ground level facing the shared road
- Flexible design with flat parking decks and infrastructure to allow easy conversion to other uses in the future

COMMUNITY OPEN SPACE

- 12,510 SF covered and open plaza/park space
- 10,100 SF shared road/promenade off Market Street

RENEWABLE ENERGY & GREEN DESIGN

- Rooftop photovoltaic panels and shade structures
- Air conditioning condensate collected for irrigation
- Bioswales in planters to help collect and filter stormwater runoff
- EV charging stations

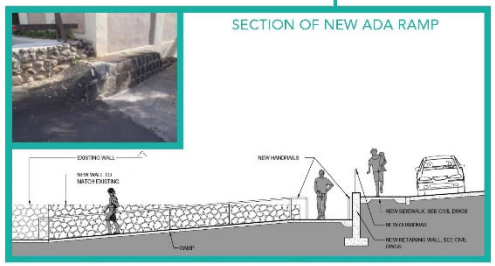
HISTORIC PRESERVATION

Historic basalt walls, basalt curbs and two horse hitches to be preserved in place and incorporated into the design.

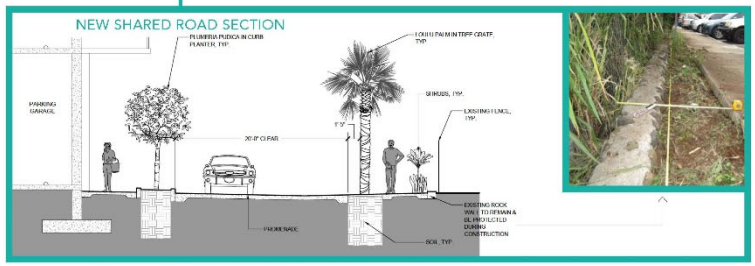
ESTIMATED CONSTRUCTION COSTS

CATEGORY	TOTAL COST (2020$)
Building	$34,000,000
Parking	$27,000,000
Roads and Infrastructure	$13,000,000
Open Space	$6,000,000
TOTAL	**$80,000,000**

CONCEPTUAL MASTER PLAN

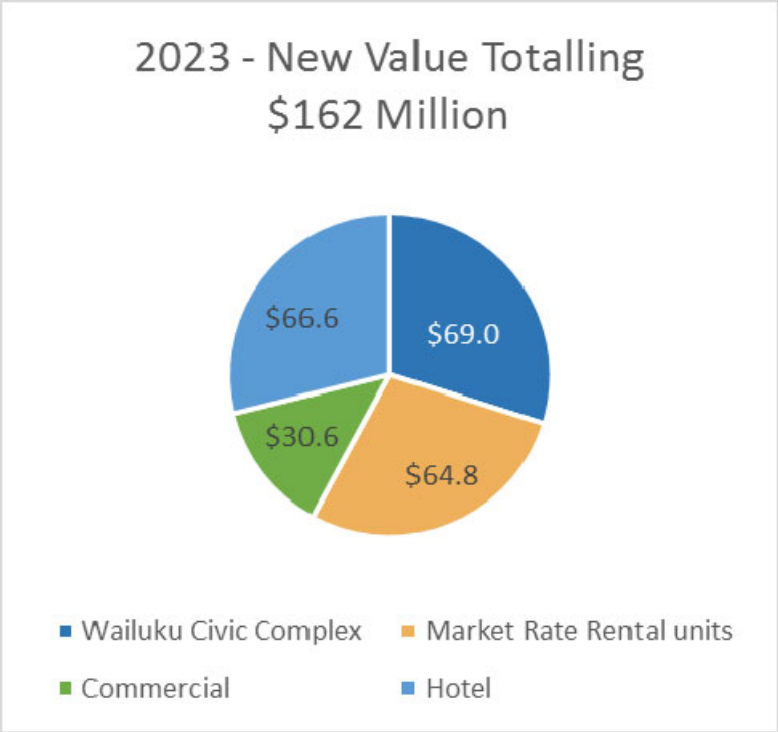


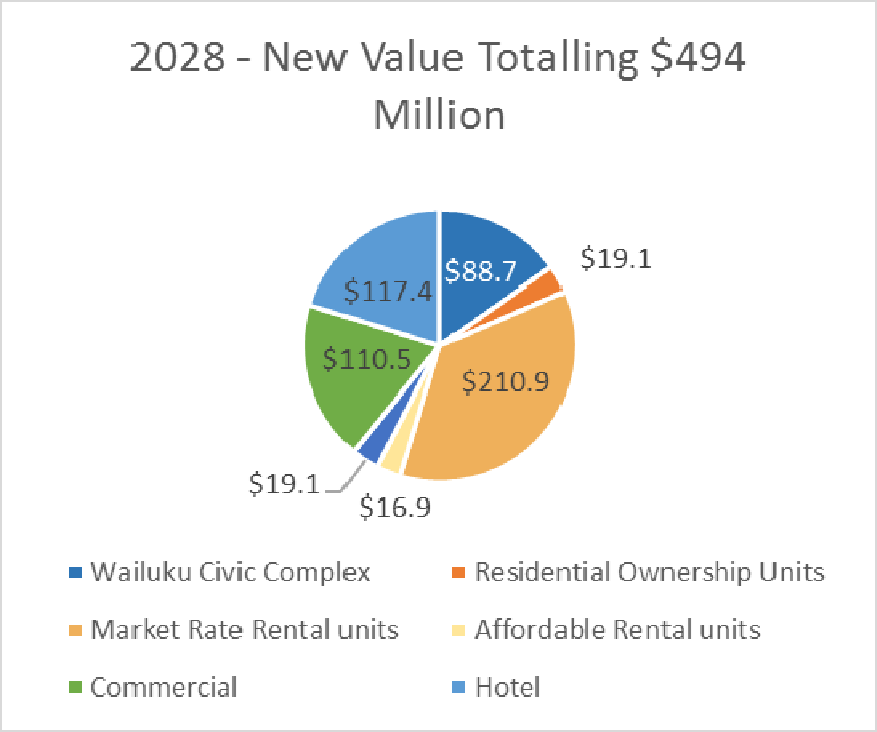
EXISTING ROCK WALL NEAR FIRST HAWAIIAN BANK



EXISTING ROCK WALL BEHIND MARKET ST. PROPERTIES

EXPECTED CATALYTIC INVESTMENT





DEBT SERVICE AND REVENUE

Table C-3
County of Maui Wailuku Civic Hub
Financing Plan
General Obligation Bond Cash Flow Summary
Scenario 1a: Assumes No State Funding & 20-Year GO Bond Term

Calendar Year	Principal Amount of Bonds Issued	Gross Debt Service	Gross Debt Service (2018$)	Less: Tax Increment Revenues				Net Debt Service	Surplus Tax Increment Revenues	Cumulative Surplus Tax Increment Revenues
				Civic Hub Project	Potential WRA Redevelopment	Remaining WRA Parcels	Total Tax Increment Revenue			
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2019	$78,367,347	$0	$0	$0	$0	($40,890)	($40,890)	$0	$40,890	$40,890
2020	$0	$5,729,554	$5,488,233	$0	$0	($83,228)	($83,228)	$5,405,005	$0	$40,890
2021	$0	$5,729,554	$5,371,411	$0	($626,005)	($127,066)	($753,071)	$4,618,339	$0	$40,890
2022	$0	$5,729,554	$5,257,075	($50,934)	($706,145)	($172,458)	($929,537)	$4,327,538	$0	$40,890
2023	$0	$5,729,554	$5,145,174	($52,739)	($739,361)	($219,458)	($1,011,558)	$4,133,615	$0	$40,890
2024	$0	$5,729,554	$5,035,654	($54,608)	($1,026,385)	($268,124)	($1,349,117)	$3,686,537	$0	$40,890
2025	$0	$5,729,554	$4,928,466	($56,543)	($1,678,141)	($318,514)	($2,053,198)	$2,875,268	$0	$40,890
2026	$0	$5,729,554	$4,823,559	($58,546)	($1,784,517)	($370,689)	($2,213,753)	$2,609,806	$0	$40,890
2027	$0	$5,729,554	$4,720,885	($60,621)	($2,165,338)	($424,713)	($2,650,672)	$2,070,213	$0	$40,890
2028	$0	$5,729,554	$4,620,397	($62,768)	($2,464,967)	($480,652)	($3,008,387)	$1,612,009	$0	$40,890
2029	$0	$5,729,554	$4,522,047	($64,993)	($2,910,234)	($538,572)	($3,513,799)	$1,008,248	$0	$40,890
2030	$0	$5,729,554	$4,425,791	($67,295)	($3,337,285)	($598,545)	($4,003,125)	$422,666	$0	$40,890
2031	$0	$5,729,554	$4,331,585	($69,680)	($5,025,527)	($660,642)	($5,755,849)	$0	$1,424,264	$1,465,154
2032	$0	$5,729,554	$4,239,383	($72,149)	($5,211,791)	($724,940)	($6,008,880)	$0	$1,769,497	$3,234,651
2033	$0	$5,729,554	$4,149,144	($74,705)	($6,639,821)	($791,517)	($7,506,043)	$0	$3,356,899	$6,591,550
2034	$0	$5,729,554	$4,060,826	($77,352)	($6,883,284)	($860,452)	($7,821,088)	$0	$3,760,263	$10,351,812
2035	$0	$5,729,554	$3,974,387	($80,093)	($7,135,374)	($931,830)	($8,147,297)	$0	$4,172,909	$14,524,722
2036	$0	$5,729,554	$3,889,789	($82,931)	($7,396,396)	($1,005,736)	($8,485,063)	$0	$4,595,275	$19,119,996
2037	$0	$5,729,554	$3,806,991	($85,870)	($7,666,666)	($1,082,262)	($8,834,798)	$0	$5,027,807	$24,147,803
2038	$0	$5,729,554	$3,725,956	($88,912)	($7,946,514)	($1,161,499)	($9,196,925)	$0	$5,470,969	$29,618,772
2039	$0	$5,729,554	$3,646,646	($92,063)	($8,236,276)	($1,243,544)	($9,571,883)	$0	$5,925,238	$35,544,010
2040	$0	$0	$0	($95,325)	($8,536,307)	($1,328,496)	($9,960,127)	$0	$9,960,127	$45,504,137
2041	$0	$0	$0	($98,702)	($8,846,968)	($1,416,458)	($10,362,128)	$0	$10,362,128	$55,866,265
2042	$0	$0	$0	($102,200)	($9,168,636)	($1,507,536)	($10,778,372)	$0	$10,778,372	$66,644,637
2043	$0	$0	$0	($105,821)	($9,501,702)	($1,601,842)	($11,209,366)	$0	$11,209,366	$77,854,002
2044	$0	$0	$0	($109,570)	($9,846,570)	($1,699,490)	($11,655,630)	$0	$11,655,630	$89,509,633
2045	$0	$0	$0	($113,453)	($10,203,658)	($1,800,597)	($12,117,707)	$0	$12,117,707	$101,627,340
2046	$0	$0	$0	($117,473)	($10,573,398)	($1,905,287)	($12,596,157)	$0	$12,596,157	$114,223,497
2047	$0	$0	$0	($121,635)	($10,956,239)	($2,013,686)	($13,091,560)	$0	$13,091,560	$127,315,057
2048	$0	$0	$0	($125,945)	($11,352,645)	($2,125,926)	($13,604,516)	$0	$13,604,516	$140,919,573
	$78,367,347	$114,591,079	$90,163,396	($2,242,925)	($168,566,148)	($27,504,651)	($198,313,723)	$32,769,245	$140,919,573	

Source: Goodwin Consulting Group, Inc.

11/05/2018

Preparing for Construction

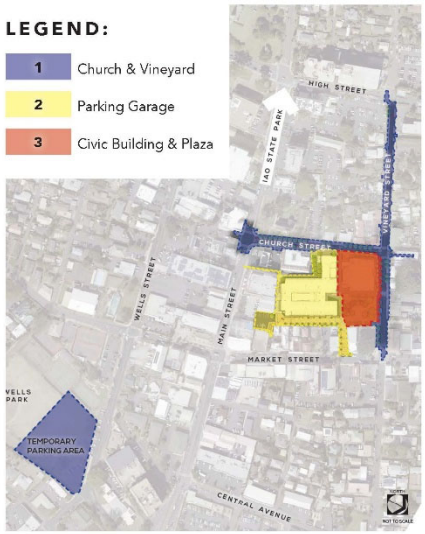
1. Road Construction to start this summer
2. Church, then lower Vineyard, then Upper Vineyard
3. Parking Structure construction to begin in the fall of 2019
4. 18 month construction schedule for both projects
5. Building and Plaza development will go back to County Council for review and bond authorization

WHERE TO PARK?

PROJECT PHASING & TEMPORARY PARKING PLAN

LEGEND:

- 1 Church & Vineyard
- 2 Parking Garage
- 3 Civic Building & Plaza



JANUARY 2019 - MAY 2019
Exploratory phase for Vineyard & Church Street improvements validating infrastructure lateral locations and ground truthing design.

CHURCH & VINEYARD
Infrastructure and streetscape improvements to Church and Vineyard Streets will start construction June 2019 with completion November 2020.

PARKING GARAGE
Construction on the parking garage and shared road behind the Market Street properties will begin in September 2019 with completion March 2021.

CIVIC BUILDING & PLAZA
Construction on the civic building and public plaza is estimated for January 2020 through July 2021.

MICROTRANSIT AND EV EXAMPLES FOR THE SHUTTLE

ESTIMATED CONSTRUCTION TIMELINE

CONSTRUCTION TEAM

CONSTRUCTION MANAGEMENT TEAM:
Dowling Company
Primary Contact: Brian Ige
www.dowlingco.com

CONTRACTOR FOR ROADS AND UTILITIES:
MIRA Image Construction LLC
Primary Contact: Mike Gangloff
www.teammira.com

ALTERNATE PARKING & WAILUKU SHUTTLE

BUSINESS INTERRUPTION PROGRAMS

1. Proposed Property Owner Tax Abatement
2. Proposed Interruption Grants for businesses
3. Construction Crew Local Spending
4. Communication and Construction Management

Keeping it Fun and adding Substance During the Dig

1. Small Town * Big Art
2. Wailuku Town Mobile App
3. Under Construction, Open For Business PR Campaign
4. Wayfinding Signage

Questions & Discussion

www.rewailuku.org